

# Chapter 23

## MANUFACTURING ZONES

**A zoning ordinance which provides for various manufacturing uses in three Kanab City zones: M-1, M-2, and M-3.**

Adopted January 22, 2008

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### **Section 23-1 Purpose**

M-1 Zone: To provide for a mixture of research, office, high-tech and certain specialized light manufacturing uses in a park like atmosphere. The zone is more restrictive than a conventional manufacturing zone to provide for architectural excellence and attractive landscaping. This zone is to be characterized by attractively designed buildings and off street parking lots situated among landscaped grounds, with a park like appearance surrounding the buildings and the parking areas.

M-2 Zone: To provide space for small warehousing, light manufacturing, fabrication, wholesaling, service and other similar commercial establishments which are combined with manufacturing or warehousing uses and to locate these establishments in a location compatible with one another and where they are convenient to the commercial areas in the City of Kanab.

M-3 Zone: To provide space for large warehousing, heavy manufacturing, fabrication, milling, forging, or heavy grinding of parts or similar manufacturing operations which are combined with heavy manufacturing or warehousing uses and to locate these establishments in a location compatible with one another and separated from less intensive zones.

### **Section 23-2 Permitted and Conditional Uses**

(See Land Use Chart at the end of this chapter)

### **Section 23-3 Height Regulations**

Building and structures shall have a height not greater than allowed by ordinance. Within one hundred (100) feet of the boundary of any adjoining zone no building shall exceed a height limit established for main buildings in such adjoining zones.

### **Section 23-4 Area, Width, and Yard Regulations**

None, except for any parcel in the Manufacturing Districts having a lot line in common with a lot in an adjoining zone, the front, side and rear yards as prescribed for such adjoining zone shall be maintained in the Manufacturing Districts.

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### Section 23-5 Modifying Regulations

1. All processing assembly of goods shall be conducted completely within a building that is enclosed on all four (4) sides, unless otherwise specified by conditional use permit.
2. All buildings which house the processing and/or assembly of goods shall be located not less than one hundred (100) feet from any residential zone boundary.
3. Outdoor storage of materials or semi-finished or finished goods shall be located not less than one hundred (100) feet from any residential zone boundary. All storage areas shall be enclosed by a solid six (6) foot fence or wall in a manner that such materials shall not be visible from any point beyond the boundaries of the property.
4. Limitations of Buildings Used For Retail Businesses.
  - a. Findings. The Kanab City Council makes the following findings:
    - i. One main intention of the Kanab City Council is limiting the gross floor area of buildings used for retail business is to incorporate those goals and directives of the Kanab City General Plan, including but not limited to those specific directives and provision which identify the importance of and intentions surrounding the City Center addressed in said General Plan.
    - ii. The Kanab City Council adopted the Kanab City General Plan to guide direct future development and land use decisions in Kanab City.
    - iii. The Kanab City Council evidences the community's goals and objectives for the future of Kanab City and identifies the old town as the heart of the community and makes the development and preservation of the City Center critical to the General Plan's vision for Kanab City's future.
  - b. Gross Floor Limitation Zone. Retail establishments shall not exceed 40,000 square feet of gross floor area within the Zone. No retail establishment shall be permitted to place any one building or any combination of buildings that exceed 40,000 square feet within said Zone. In no event shall any retail establishment, corporation, business, or entity have one or more buildings on adjoining parcels wherein the building or buildings would exceed a total of 40,000 square feet. Attempts to circumvent or exceed this maximum 40,000 square feet shall be strictly prohibited except as allowed in a CPD Zone.
    - i. **Definitions.** The following definitions shall apply to this section:

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**Retail Establishments** - Retail business or businesses, conducted in two or more buildings where the retail business or businesses:

1. are engaged in the selling of similar or related goods, wares or merchandise, and operate under Common Ownership or Management, or
2. share check stands, storage facilities, a warehouse, or a distribution facility, or
3. otherwise operate as associated, integrated or cooperative business enterprises under Common Ownership or Management.

**Combination of Buildings** - Two or more buildings that are on adjoining parcels as measured from the outside exterior wall of two of the buildings.

**Common Ownership or Management** - Owned, leased, possessed, managed or otherwise controlled in any manner, directly or indirectly, by the same individual(s) or entity(ies) including but not limited to corporation(s), partnership(s), limited liability companies or trusts where such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies) with respect to the Retail Businesses, or where the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies).

**Gross Floor Area** - the sum of:

1. the total horizontal area, in square feet, of all floors of a building, as measured at outside the exterior walls and excluding all interior courtyards as described below; and
2. the total horizontal area, in square feet, of all floors of all portions of the site outside of the exterior walls of buildings used for the display, storage, or sale of any goods, ware or merchandise.

For the purpose of this section an interior courtyard means a space bounded on three or more sides by walls but not a roof.

**Retail Business** - A business engaged in the sale of

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goods to individual consumers, usually in small quantities and not to be placed in inventory for resale.

1. A Retail Business does not include:
  - a. health centers, governmental uses, community centers, theaters, or religious or fraternal uses, or
  - b. a business where retail sales are an incidental or accessory use to the primary use. This definition shall not include churches, public schools, hospitals, public civic centers or public recreational facilities, or other facilities owner by or operated strictly for the benefit of the public

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## CITY OF KANAB

### Uniform Zoning Ordinance

LAND USE CHART INDUSTRIAL	ZONES		
	M1	M2	M3
Adult Entertainment/Retail	-	-	C
Aerospace Equipment	C	P	P
Agricultural Crop Sales (Farm Only)	-	C	P
Airport and Facilities	-	C	C
Airport Support Facility	C	C	C
Amusement Park	-	C	C
Antique / Secondhand Store	P	-	-
Apparel / Accessory Store	P	-	-
Apparel / Textile Products	C	P	P
Arcade (Games/Food)	P	-	-
Auto / Boat Dealer	P	P	P
Auto Rental / Sales	P	P	P
Auto Repair	P	P	P
Auto Service	P	P	P
Auto Supply Store	P	P	P
Auto Wrecking	-	-	C
Batch Plants	-	-	C
Beauty Salon	P	-	-
Biomedical Product Facility	C	P	P
Cemetery	P	P	-
Chemical / Petroleum Products	-	C	P
College / University	P	C	-
Commercial / Industrial Machinery	-	P	P
Commercial Marine Supply	P	P	P
Communications Facility	P	P	P
Computer / Office Equipment	P	P	P
Conference / Convention Center	P	C	-
Construction / Trade	P	P	P

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	M1	M2	M3
Church	P	C	-
Day Care I (under 6 children)	P	-	-
Day Care II (over 6 children)	P	-	-
Department / Variety Store	P	-	-
Drive-In Theater	-	C	C
Drug Store	P	-	-
Dry Cleaner	P	P	-
Electronic Assembly	P	P	P
Elementary - Jr. High	C	C	-
Espresso Stand	P	-	-
Fabric Store	P	-	-
Fabricated Metal Products	-	C	P
Fast Food/Restaurant	P	C	C
Financial Institution	P	-	-
Florist Shop	P	-	-
Food Processing	-	C	P
Food Store	P	-	-
Forest Products	-	P	P
Funeral Home/Crematory	P	P	-
Furniture / Fixtures	P	P	P
Furniture Store	P	-	-
Gasoline / Service Station	P	P	P
General Repair	C	C	P
Golf Course	P	P	-
Hardware / Garden Material	P	P	P
Health Club	P	C	-
Heavy Equipment Rental and Repair	-	C	P
High School	C	C	-

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	M1	M2	M3
Hobby / Toy Store	P	-	-
Hospital	P	-	-
Hotel / Motel and Associated Uses	P	-	-
Jewelry Store	P	-	-
Kennel/Public	C	C	C
Landscaping Business	-	P	P
Laundromat	P	P	-
Library	P	-	-
Liquor Store	C	C	C
Medical / Dental Lab	P	P	-
Media Material	P	P	-
Misc. Equipment Rental Facility	-	P	P
Miscellaneous Health	P	P	-
Misc. Light Manufacturing	C	P	P
Motor Freight Repair	-	P	P
Museum	P	-	-
Office / Outpatient Clinic	P	-	-
Off-Site Hazardous Waste Treatment and Storage Facilities	-	-	C
Paper Products	C	P	P
Park	P	P	-
Pet Store	P	-	-
Photographic and Electronic Store	P	-	-
Police / Fire Facility	P	P	P
Printing / Publishing	P	P	P
Primary Metal Industry	-	C	P
Professional Office	P	P	-
Public / Private Parking	P	P	P
Public / Private Stable	-	C	P

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	M1	M2	M3
R and D / Testing	P	P	P
Recreational Center	P	P	-
Recycling Products	-	C	P
Residential Incidental to the Primary Use of the Business	C	C	C
Retail Food Shop	P	P	-
Rubber / Plastic / Leather / Mineral Products	-	C	P
Secure Community Transition Facility	-	C	C
Self-Service Storage	C	P	P
Social / Public Agency offices	P	-	-
Specialized Instruction School	P	P	C
Sporting Goods and Related Stores	P	-	-
Stadium / Arena	-	C	P
Tavern	-	C	C
Textile Mill	-	P	P
Theater	P	P	-
Tire Re-treading	-	-	C
Towing Operation	-	P	P
Truck Terminal	-	P	P
Utilities / Substation	C	C	C
Veterinary Clinic / Large Animal	-	C	P
Veterinary Clinic / Small Animal	C	C	P
Vocational School	P	C	-
Warehouse / Storage	C	P	P
Winery / Brewery	C	P	P
Wireless Telecommunications	C	P	P
Wood Products	C	P	P